

CITY OF BEAVERTON

PLANNING COMMISSION

FINAL AGENDA

BEAVERTON CITY HALL

COUNCIL CHAMBERS

4755 SW GRIFFITH DRIVE

BEAVERTON, OR 97005

DECEMBER 19, 2001

7:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

CONTINUANCES

1. SV2001-0001: TRI-MET SW PALMER STREET VACATION

(Continued from December 5, 2001)

Applicant requests Street Vacation approval to vacate a 20-foot right-of-way on a portion of SW Palmer Street located south of SW Merlo Road. The street vacation will be for approximately 1,225 feet of platted right-of-way. The Planning Commission, during a public meeting, will review the request and provide City Council with their recommendation. The City Council, during a public meeting on January 7, 2002, will review the request and the recommendation of the Planning Commission through the SV2001-0001 application. The proposed Street Vacation is located on the Tri-Met Bus Facility site at 16130 SW Merlo Road; Washington County Assessor's Map 1S1-08BB on Tax Lots 100, 400, 500, and 700. The affected parcels are zoned Light Industrial (LI) and total approximately 29 acres in size.

2. SV2001-0002: TRI-MET SW RIGGS STREET VACATION

(Continued from December 5, 2001)

Applicant requests Street Vacation approval to vacate a 20-foot right-of-way on a portion of SW Riggs Street located south of SW Merlo Road. The street vacation will be for approximately 1,225 feet of platted right-of-way. The Planning Commission, during a public meeting, will review the request and provide City Council with their recommendation. The City Council, during a public meeting on January 7, 2002, will review the request and the recommendation of the Planning Commission through the SV2001-0002 application. The proposed Street Vacation is located on the Tri-Met Bus Facility site at 16130 SW Merlo Road; Washington County Assessor's Map 1S1-08BB on Tax Lots 100, 400, 500, and 700. The affected parcels are zoned Light Industrial (LI) and total approximately 29 acres in size.

3. TA 2001-0001 - CHAPTER 40 UPDATE TEXT AMENDMENT

(Continued from November 28, 2001)

The City of Beaverton has proposed a comprehensive update of Chapter 40 (Permits and Applications) of the Beaverton Development Code. The proposed amendments will establish the development applications to be required in the City, the threshold(s) for determining the proper type of application to be required, and the approval criteria by which the application(s) will be evaluated. The existing Development Code contains many of the same applications, thresholds, and approval criteria. The proposed amendment will modify the

existing applications, thresholds, and approval criteria and add new applications, thresholds, and approval criteria.

4. **TA 2001-0002 - CHAPTER 50 UPDATE TEXT AMENDMENT**

(Continued from November 28, 2001)

The City of Beaverton has proposed a comprehensive update of Chapter 50 (Procedures) of the Beaverton Development Code. The proposed amendments will establish the procedures by which development applications will be processed in the City. The procedures include, but are not limited to, initiation of an application, withdrawal of an application, application completeness, Type 1 through Type 4 application processes, and appeal(s), expiration, extension, and modification of decisions. The proposed amendment will modify existing procedures found in the Development Code and establish new procedures to be made a part of the Code.

5. **TA 2001-0003 - CHAPTER 10 UPDATE TEXT AMENDMENT**

(Continued from November 28, 2001)

The City of Beaverton has proposed a comprehensive update of Chapter 10 (General Provisions) of the Beaverton Development Code. The proposed amendments will establish the legal framework of the Development Code. Topics include, but are not limited to, compliance, interpretation, zoning districts, zoning map, fees, conditions of approval, enforcement, and development review participants. Development review participants include the City Council, Planning Commission, Board of Design Review, Facilities Review Committee, and the Community Development Director.

6. **TA 2001-0004 - CHAPTER 60 UPDATE TEXT AMENDMENT**

(Continued from November 28, 2001)

The City of Beaverton has proposed amendments to Chapter 60 (Special Requirements) of the Beaverton Development Code. The proposed amendments have been necessitated by the comprehensive updates to Chapter 40 and Chapter 50 of the Development Code. The proposed amendments will establish new special requirements for Land Division Standards and Planned Unit Development. The amendments propose to modify existing Special Use Regulations for Accessory Dwelling Unit, Accessory Uses and Structures, as well as existing special requirements for Transportation Facilities and Trees and Vegetation. The amendments also propose to delete the provisions pertaining to Historic Preservation and Temporary Use Permits.

7. **TA 2001-0005 - CHAPTER 90 UPDATE TEXT AMENDMENT**

(Continued from November 28, 2001)

The City of Beaverton has proposed amendments to Chapter 90 (Definitions) of the Beaverton Development Code. The proposed amendments have been necessitated by the comprehensive updates to Chapter 40 and Chapter 50 of the Development Code. The proposed amendments will add definitions of new terms and amend existing definitions of terms use in the Development Code.

8. **TA 2001-0007 - BEAVERTON MUNICIPAL CODE TEXT AMENDMENT**

(Continued from November 28, 2001)

The City of Beaverton has proposed amendments to the Beaverton Municipal Code. The proposed amendments have been necessitated by the comprehensive updates to Chapter 40 and Chapter 50 of the Development Code. The proposed amendments will ensure that there is consistency between the provisions of the Municipal Code and the Development Code.

9. **TA 2001-0008 - CHAPTER 20 UPDATE TEXT AMENDMENT**

(Continued from November 28, 2001)

The City of Beaverton has proposed amendments to Chapter 20 (Land Uses) of the Beaverton Development Code. The proposed amendments have been necessitated by the comprehensive updates to Chapter 40 and Chapter 50 of the Development Code. The proposed amendments will also reorganize the Multiple Use zoning (Section 20.20) to make the Multiple Use zoning text read more clearly.

NEW BUSINESS

APPROVAL OF MINUTES FOR OCTOBER 31 AND NOVEMBER 7, 2001

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL

INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.